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USDRIP / Riverway Stakeholder Meeting Minutes

Thursday, August 21, 2008

1. Attendees:

Frank Hilliker, Harold Hilliker, Bruce Robertson, Steve Halfaker, Kevin Hale, Carl Stiehl, Joe Farace, George Tockstein, Ed Duling, Rick Smith, Maryanne Vancio, Andy Parr, Hugo Mora.

2. Updates:

- The Consultant RFSOQ closed on August 11. DPLU had one submittal from Keyser Marston Associates. Keyser Marston was used two years ago for the Preliminary Review of Financial Viability Report for USDRIP. DPLU had heard from more than one potential consultant, but only one submittal was received. DPLU will now determine whether or not to go with Keyser Marston or to put the RFSOQ back out for an additional amount of time.
- Driven Auto Sales, S06-023 has been resubmitted. DPLU and DPW are working on it. Hopefully this is the last submittal and the site plan will move forward to approval. Jeff Raglan with Chelsea Investment submitted the Modification to the Silver Sage Condos Site Plan (S04-054) last week to change the project to an Affordable Housing Development. However the site plan is now on hold because they are looking at a new design for the development to decrease the development costs. DPLU expects a new submittal package with a redesign in a few weeks.
- New trail planning for the river trail at Riverford Road undercrossing is moving forward. An Amendment to the Lakeside Land Reclamation Plan will be needed to move the planned trail location to the existing haul road. DPLU has met with Parks, Lakeside Land and the River Park on this project. We expect the River Park to submit plans for this Amendment in the next few months. Meeting with the wildlife agencies and coordinating with them will be the most important aspect of this project.
- George Tockstein gave us an update on the fire district situation with regard to the new fire station. The fire district has narrowed the possible sites down

to three although they have not yet spoken to property owners. The fire district will move forward in the coming weeks to narrow down to one site and move forward with DPLU for funding in conjunction with the cooperation agreement in place since last year.

3. Other

- There was some discussion about ways to improve the amenities and ambience in the redevelopment area. Bruce and Steve requested that DPLU look at methods to do this. There was discussion about attractiveness of the area and the need to find ways to assist existing property owners with properties that have not been developed or redeveloped since the inception of USDRIP. The discussion was about whether the Redevelopment Agency could assist these property owners with landscaping or other improvements.
- There was discussion of the possible uses allowed in the Specific Plan Area and whether or not most commercial uses are allowed. Specifically the discussion was about the existing vacant parcels in USDRIP near the river trail and the need for eating and drinking establishments or other types of commercial, rather than just industrial development. As Rick discussed, the intent of the Redevelopment Area was always to create a good employment base for Lakeside. DPLU staff commented that the addition of more uses to portions of the Specific Plan Area could be accomplished with a Specific Plan Amendment in the near future.
- DPLU will report back on these topics at the next meeting.
- Joe mentioned that the State of California is looking at Redevelopment Agencies for a possible source of funding the state budget crisis. The State might take a cut of Redevelopment Funds off the top and this could be in the range of \$50,000.
- Joe mentioned that there has been some interest for redevelopment of the Mobile Home Park located on Maplevue between Channel and SR-67. Rick mentioned that this Mobile Home Park is considered low-income and would have relocation costs involved, this might hinder a possible redevelopment of the site.

4. Next Meeting – Thursday, September 18 at 9am at Fire District Meeting Room on Parkside.